RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR
RICHARD &
CONNIE JOHNSON
P.O. BOX 270116
FRUITLAND, UT 84027

Clinton S. Peatross
REGISTERED LAND SURVEYOR
No. 155666
STATE OF UTAH

LOCATED IN THE NE 1/4 OF SECTION 14
TOWNSHIP 3 SOUTH, RANGE 9 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Richard and Connie Johnson that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described parcel of land for a Minor Subdivision:

PARENT PARCEL

ACCORDING TO THAT CERTAIN WARRANTY DEED, DATED 8 SEPTEMBER 2006
ENTRY #388799 IN BOOK A484, PAGES 804-805, SERIAL #3740-3741-1, PARCEL #00-0034-8990
TOWNSHIP 3 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 14: Beginning at a point that is the Northeast corner of said Section 14; thence South 0°11'14" West 656.90 feet; thence South 89°57'49" West 1325.92 feet; thence North 0°08'00" East 656.90 feet; thence South 89°57'49" East 1326.54 feet, to the point of beginning.

NEW DESCRIPTIONS
TRACT #1

TOWNSHIP 3 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 14: Beginning at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 14; thence North 89°57'49" East 665.50 feet along the North section line; thence South 0°07'56" West 360.00 feet along a line parallel with the West line of said NE1/4 of said NE1/4; thence South 89°57'49" West 665.50 feet to the West line of said NE1/4 of said NE1/4; thence North 0°07'56" East 360.00 feet to the point of beginning, containing 5.500 acres.. SUBJECT to a 33 foot wide right of way for the County Road (5000 South Street) along the North side of the property.

TRACT #2 (REMAINDER)

TOWNSHIP 3 SOUTH, RANGE 9 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 14: Beginning at the Northeast Corner of said Section 14; thence South 0°11'10" West 656.90 feet along the East section line; thence South 89°57'49" West 1325.89 feet to a point on the West line of the Northeast Quarter of the Northeast Quarter; thence North 0°07'56" East 296.90 feet along the West line of said NE1/4 of said NE1/4; thence North 89°57'49" East 665.50 feet along a line parallel with the North section line; thence North 0°07'56" East 360.00 feet to a point on the North section line; thence North 89°57'49" East 661.01 feet to the point of beginning, containing 14.500 acres . SUBJECT to a 33 foot wide right of way for the County Road (5000 South Street) along the North side of the property.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey of the above described tracts of land, and then prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: North 89°57'49" East from the North 1/4 Corner to the Northeast Corner of Section 14, T3S, R9W, USB&M, according to that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #2055.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Richard Johnson. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that we the undersigned owner's of the above described tracts of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

RICHARD L. JOHNSON _____   CONNIE L. JOHNSON _____

AKNOWLEDGEMENT

County of _____ s.s.
State of _____
    On this _____ day of _____, 20___, personally appeared before me,
RICHARD L. JOHNSON and CONNIE L. JOHNSON, signers of the above OWNER'S CERTIFICATE, and have acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____
                                                    Notary Public

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20___.
                                        Colene Nelson   Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20___, by the Duchesne County Planning Director.

                                        Michael A. Hyde   Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah
                    s.s.   Entry Number_____
County of Duchesne

Filed for recording at the request of _____ on this _____
day of _____, 20___. Time _____ Book _____ Page(s) _____
Fee: _____
                                        Carolyne Madsen   Duchesne County Recorder

County Surveyor File # 2827

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 34
Duschene, Utah, 84021

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DRAFTED BY: AARON FEDIN	DATE DRAFTED: 4/19/2013	DATE PLOTTED: 4/20/2013
SHEET: 1 OF 1	FILE NAME: JOHNSON #1180	

5000 SOUTH STREET

RECORD OF SURVEY map — see drawing

N89° 57' 49"E 1326.51'
DETERMINED POSITION OF THE NORTH 1/4 CORNER FROM COUNTY TIE SHEETS NOTHING SET
66' WIDE COUNTY ROAD EASEMENT
POINT OF BEGINNING TRACT # 1
N89° 57' 49"E 665.50'
DEED = S89° 57' 49"E 1326.54'
POINT OF BEGINNING TRACT # 2
FOUND COUNTY MONUMENT AT THE SECTION CORNER
2653.02' SECTION 11 / SECTION 12
661.01' SECTION 14 / SECTION 13

SET REBAR ON 33' OFFSET
227.84'
152.38'
182.90'
189.74'
TRACT # 1 5.500 ACRES
360.00' S0° 07' 56"W
FRAME GARAGE
FRAME HOME
665.50' S89° 57' 49"W

TRACT # 2 (REMAINDER) 14.500 ACRES NOT A PROPOSED BUILDING LOT

N89° 57' 49"E 1325.89'
DEED = S89° 57' 49"W 1325.92
SET REBAR ON 33' OFFSET

66' WIDE COUNTY ROAD EASEMENT

1325.54' 668.60'
1325.26' S89° 57' 42"W
2650.99' 668.60'
46000 WEST STREET
1325.49'

SCALE 1" = 100'
0 50 100 200

LEGEND
◆ = SECTION CORNER
● = SET 5/8" REBAR WITH PLASTIC CAP STAMPED " PEATROSS - #155666 "

SECTION 14
TOWNSHIP 3 SOUTH, RANGE 9 WEST
UINTAH SPECIAL BASE AND MERIDIAN
SCALE 1" = 1000'

S89° 55' 51"E 2672.91'
N89° 57' 49"E 1326.51'
2653.02'
SUBJECT PROPERTY
N0° 09' 23"W 2656.30'
N0° 04' 43"E 1325.59'
N0° 07' 56"E 1325.54'
S0° 11' 10"W
1325.27' N89° 57' 42"E 1325.26'
1325.58' N0° 07' 56"E 1325.54'
N0° 04' 43"E 1325.58'
2656.99'
2662.01' N89° 57' 34"E 1324.03' 1324.03' N89° 57' 34"E
N0° 14' 47"W 2649.22'
N0° 04' 43"E 2636.94'
S0° 23' 40"E 2641.91'
2647.04' S89° 41' 37"W 2669.87' N89° 56' 06"W

BEARINGS AND DISTANCES
TAKEN FROM RECORD OF SURVEY
FILE # 2055